

## Villas at President's Row

Trustees Meeting Notes 10/17/24

Meeting called to order at 6:30pm by Tim (President)

Trustees present: Tim, Debbie, Jan, Amy

Minutes of last meeting were read and approved -Amy motioned, Debbie 2<sup>nd</sup>

Debbie reported 90% of checks have been turned in this month

Tim reported on the following: talked to attorney and we can charge a late fee- need to check on grace period (10 days?)

We pay \$700 a year to attorney- retainer- which enables us online access to Atlas, a 15 min call per day with attorney at no charge.

Bylaws the 1<sup>st</sup> part was signed off on not the 2<sup>nd</sup> part

Accounting fees \$125 a month- they give us a profit/loss statement, do our taxes.

Tim reviewed budget report: insurance has gone up, AC replaced in Clubhouse, water/trash increase

4 units/Clubhouse were completed this year, fence around pool still needs done

Asphalt to be done in 2025

Gutters are cleaned twice a year

Repairs need done to downspouts going into ground

Couldn't get quote on repairs to pool- too late in year now- had other issues in complex

Called City about flushing fire hydrants- they never called us back

Tim will have Schaeffer Plumbing inspect pit area

Gatehouse window is broken- Medina Glass to fix- 6 to 8 weeks out

All painting to units has been done and all project requests- please continue to fill out forms for requests

We can send notice of violations to owners with where in Bylaws, 2<sup>nd</sup> notice, then to attorney with fee

Attorney will review our rules and regulations

Jan reported on Election- suggested move to Oct/Nov- info needs turned into attorney by Nov 30 so there is no fee

Advise new Trustees of the new Fed Law that Name, DOB, SS#, Pict ID will need to be submitted

Jan will contact Jackie about website and to give us access

Tim motioned to adjourn, Debbie 2<sup>nd</sup>- Meeting adjourned 7:50pm

Notes taken by Amy